

**ZB# 71-10**

**Charles & Frances Rumsey**

**(no SBL given)**

71-10

Rumsey  
Charles &  
Frances

9:00 AM.



Oxford

STOCK No. 752 1/2

MADE IN U. S. A.

17

km

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km

Filed 8/3/71-

9:00 AM

**PUBLIC NOTICE OF HEARING BEFORE THE ZONING BOARD OF APPEALS**

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the Town of New Windsor, New York will hold a public hearing pursuant to Section 48-33-A of the Zoning Ordinance on the following proposition:

Appeal No. 10  
Request of CHARLES RUMSEY for a Variance of the regulations of the Zoning Ordinance to permit construction of a two office building and apartment, being a Variance of Article IV, Section 48-14-C and 48-13, for property owned by him situated as follows: on the southwest corner of Cedar Avenue and Walsh Road in the Town of New Windsor, N.Y.

SAID HEARING will take place on the 19th of July, 1971 at the Town Hall, Town of New Windsor, 555 Union Avenue, beginning at 8 o'clock P.M.

FRED WEYGANT  
Chairman  
By: PATRICIA DELIO  
Secretary  
July 9

**State of New York  
County of Orange, ss:**

Hugh V. Nocton , being duly sworn deposes and says that he is ..... Principal Clerk ..... of Newburgh-Beacon News Co., Inc., Publisher of The Evening News, a daily newspaper published and of general circulation in the Counties of Orange and Dutchess, and that the notice of which the annexed is a true copy was published . . . . . One Time . . . . . in said newspaper, commencing on the ..... 9th ..... day of July ..... A.D., 19 71 , and ending on the ..... 9th ..... day of July ..... A.D., 19 71

Subscribed and sworn to before me this  
13th day of July 19 71

.....  
Notary Public of the State of New York, County of Orange.  
MY COMMISSION EXPIRES MARCH 30, 1972

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application # 71-10

Date: June 21 1971

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (WE) Mr. & Mrs. Charles Rumsey of 1790 Walsh Ave.  
(Street & number)

New Windsor

New York  
9 (State)

HEREDY MARK

APPLICATION FOR A VARIANCE:

A. LOCATION OF THE PROPERTY Cedar Ave., New Windsor Lots 50, 51 & 52 - GI  
(Street & Number) (Use district on Map)

B. PROVISION OF THE ZONING ORDINANCE APPLICABLE: (Indicate the article, by number, sub-section and paragraph of the Zoning Ordinance applicable. Do not quote the ordinance: 48-32B

C. NOTE: NECESSARY FINDINGS: Before any Variance is granted, the Zoning Board of Appeals must find all of the following conditions to be present:

1. Conditions and circumstances are unique to the applicant's lands, structures or building and do not apply to the neighboring lands, structures or buildings in the same zone because: the land

is mostly commercial and the highest use for applicant's land is  
business.

2. Strict application of the provisions of the ordinance would deprive the applicant of a reasonable use of the land, structure or building in a manner equivalent to the use permitted to be made by other owners of their neighboring lands, structures or buildings in the same zone because: the land is suited for no other purpose

3. The unique conditions and circumstances are not the result of actions taken of the applicant subsequent to the adoption of the ordinance because: he is already located next to this property  
business

4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: all other land on Cedar Ave. is presently being  
used and it has its highest value of mercantile land.

5. Relief, if approved, will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the zone because: all land on Cedar Ave. is now or will soon  
be mercantile in use.

D. Describe in detail how the property is to be used and submit plans or sketches in duplicate.

to be used for office and residence

E. Application to be accompanied by a check, payable to the Town of New Windsor in the amount decided by the Board. Application to be returned to: Secretary of the Zoning Board of Appeals.

F. NOTICE OF HEARING; Applicant agrees to send notice of any public hearing via registered or certified mail to all abutting land owners as required by Sec. 9.4.1 of the Ordinance.

G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 M of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Board.

Dated: July 6, 1971

Charles E. Ramsey  
Signature of Applicant

STATE OF NEW YORK) SS  
COUNTY OF ORANGE )

Sworn to on this 6th day of July, 1971.

179 Wald Rd  
Address  
New Windsor, N

John J. [Signature]  
(Notary Public)

TERAYD EIDETTY  
Notary Public, State of New York  
Residing in Orange County  
Commission Expires May 20, 1973

Telephone No.

DO NOT WRITE IN THIS SPACE

Application No. 71-10  
Date of Hearing July 19, 1971  
Date of Decision July 19, 1971

Date Rec'd. June 21, 1971  
Notice Published July 9, 1971

DECISION:

Granted

7/19/71

attendance

Joseph J. Conklin  
25 Blanche Ave  
New Windsor N.Y.

Ignes Conklin  
25 Blanche Ave  
New Windsor N.Y.

Charles E. Pernsey L.  
179 Walsh Rd.

New Windsor, N.Y.

~~2~~ Francis Pernsey  
179 Walsh Ave

New Windsor N.Y.

June 11, 1971

Mr. Charles Rumsey  
Walsh Road  
New Windsor, New York 12550

RE: Variance required for building  
36x46, GI Zone

Dear Mr. Rumsey:

Your plans submitted for a proposed building on the corner of Walsh Road and Cedar Avenue have been reviewed and the following variances will be required:

	<u>Available</u>	<u>Required</u>
Area	11,095 sq. ft.	40,000 sq. ft.
Side yards	14 ft.	15 ft.
	10 ft.	15 ft.
Lot width	70 ft.	150 ft.
Lot depth	149 ft.	150 ft.
Dwelling units	2	1 permitted
Floor area per d/u	576 sq. ft.	1,000 sq. ft.

*X Use Variance*

Please submit your application for a variance to the Zoning Board of Appeals so that you may be placed on their agenda and a date set for a public hearing.

Yours truly,

Howard R. Collett  
Building & Zoning Inspector

HRC:cg

*Copy 2 B.A.*





OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

---

Chairman  
Ellsworth E. Weyant  
555 Union Avenue  
New Windsor, New York 12550  
(914) 565-8808

July 1, 1971

Mr. Charles Rumsey  
22 Willow Lane  
New Windsor, New York 12550

Dear Sir:

According to my records, the attached list of property owners are within the five hundred (500) feet of the area you inquired about.

Yours truly,

*Ellsworth E. Weyant*  
Ellsworth E. Weyant  
Chairman,  
Board of Assessors

EEW:cg  
Encls.

Pelus, Joseph  
20 Cedar Avenue  
New Windsor, New York

Gerbes, Frank & Helen  
52 Cedar Avenue  
New Windsor, New York

Kelley, Mary Osusky  
Blanche Avenue  
New Windsor, New York

Osusky, Elizabeth  
Blanche Avenue  
New Windsor, New York

Laddick, Stephen  
13 Blanche Avenue  
New Windsor, New York

Eager, Ernest & Mary  
7 Blanche Avenue  
New Windsor, New York

Peluso, Rudolph  
56 Cedar Avenue  
New Windsor, New York

Jones, Katherine  
28 Cedar Avenue  
New Windsor, New York

Caesar, Joseph & Cecelia  
25 Clancy Avenue  
New Windsor, New York

Irwin, Albert<sup>ert</sup> & Stella  
35 Blanche Avenue  
New Windsor, New York

Valenzano, Ralph & Katherine  
26 Cedar Avenue  
New Windsor, New York

Dabroski, John & Lillian  
30 Cedar Avenue  
New Windsor, New York

Russio, Anthony & Helen  
36 Cedar Avenue  
New Windsor, New York

Conklin, Joseph & Agnes  
28 Blanche Avenue  
New Windsor, New York

Puetz, Angelina  
River Road  
New Windsor, New York

Palazzo, Andrew & Jennie - *Perri*  
15 Melrose Avenue  
New Windsor, New York

Simanoski, Charles & Anna  
Bradford Avenue  
New Windsor, New York

Grzibowski, Chester & Evelyn  
12 Melrose Avenue  
New Windsor, New York

Dabroski, William & Frances  
15 Lawrence Avenue  
New Windsor, New York

Stillco Corporation  
% Pyramid Leather Goods Company  
32-02 Queens Boulevard  
Long Island City, New York

Stankewich, Vincent  
151 Walsh Avenue  
New Windsor, New York

Swanson, Fred & Julie  
Walsh Avenue  
New Windsor, New York

Sloboda, Mary J.  
8 Blanche Avenue  
New Windsor, New York

Guido, Frank & Carrie  
1 Ora Street  
New Windsor, New York

Marullo, John Jr. & Elizabeth  
10 Blanche Avenue  
New Windsor, New York

Babcock, John & Marion  
12 Blanche Avenue  
New Windsor, New York

Vinson, Richard & Rebecca Mae  
Blanche Avenue  
New Windsor, New York

Terwilliger, Fern  
16 Blanche Avenue  
New Windsor, New York

Weygant, F. Jr.  
3 Melrose Avenue  
New Windsor, New York

Coykendall, William & Helen  
11 Melrose Avenue  
New Windsor, New York

Manuche, George  
170 Union Avenue  
New Windsor, New York

Weygant, Arthur & Marguerite  
9 Melrose Avenue  
New Windsor, New York

Babcock, Mary & John Sr.  
Walsh Avenue  
New Windsor, New York

Hayes, Agnes  
Walsh Avenue  
New Windsor, New York

Rumsey, Charles & Frances  
1 Lannis Avenue  
New Windsor, New York

Quassaick Fire Engine Co.  
Walsh Road  
New Windsor, New York

Rockafellow, Hilda & Harry  
8 Cedar Avenue  
New Windsor, New York

Monroe Armature Co., Inc.  
Walsh Road  
New Windsor, New York

Bell, Martha  
John Street  
New Windsor, New York

Sager, Frank & William  
John Street  
New Windsor, New York

Cullen, Raymond  
Orr Avenue  
R.D. #2, Box 368  
New Windsor, New York

Rumsey, William  
Quassaick Avenue  
New Windsor, New York

Kosecky, Sophie (Est.)  
John Street  
New Windsor, New York

Grilz, Jesse & Eunice  
5 High Street  
New Windsor, New York

Pardee, William & Laura  
3 High Street  
New Windsor, New York

Radulski, Edward & Mary Lou  
6 Cedar Avenue  
New Windsor, New York

Ostner, Richard & Christine  
Bethlehem Road, R.D. #2  
New Windsor, New York

Geist, Franz & Helen  
113 John Street  
New Windsor, New York

Fiorelli, Louis & Maria  
242 Spruce Street  
New Windsor, New York

Evans, Mae H.  
189 Windsor Highway  
New Windsor, New York

Calvary Cemetary  
State Highway  
New Windsor, New York

Ladick, Josephine  
28 Lake Drive  
Darrien, Conneticut 06823

Eldridge, Jean & Lulu  
Walsh Avenue  
New Windsor, New York

Marchetta, Nicola & Carolina  
217 Walsh Avenue  
New Windsor, New York

Decker, William & Patricia  
Walsh Avenue  
New Windsor, New York

Shay, Margaret  
Quassaick Avenue  
New Windsor, New York

Rumsey, William & Jacqueline  
Quassaick Avenue  
New Windsor, New York

DiTrocchio, Salvatore  
Melrose Avenue  
New Windsor, New York

Robinson, James & Rose  
46 Quassaick Avenue  
New Windsor, New York

Bianco, Patrick  
42 Quassaick Avenue  
New Windsor, New York

Caron, Helen  
38 Quassaick Avenue  
New Windsor, New York

Owens, Andrew & Marg  
North Plank, Road, M.D.#30  
Newburgh, New York

Acquaro, Salvatore  
16 Hillside Avenue  
New Windsor, New York

Catalano, Loretta  
24 Quassaick Avenue  
New Windsor, New York

Acquaro, James  
Box 55  
Laurel, Florida 33545

Respectfully submitted,

*Ellsworth E. Weyant*  
ELLSWORTH E. WEYANT  
Chairman,  
Board of Assessors

EEW:cg

PUBLIC NOTICE OF HEARING BEFORE

THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE That the Zoning Board of Appeals of the  
Town of New Windsor, New York will hold  
a public hearing pursuant to Section 48-33A of the Zoning  
Ordinance on the following proposition.

Appeal No. 10

Request of CHARLES RUMSEY for a  
Variance of the regulations of the Zoning Ordinance,  
to permit construction of an office building and apartment  
being  
a Variance of Article IV, Section 48-14 C & 48-13,  
For property owned by him situated as follows: on the  
southwest corner of Cedar Avenue and Walsh Road in the  
Town of New Windsor, N. Y.

SAID HEARING will take place on the 19th of July, 19 71,  
555 Union Ave.  
at the Town Hall Town of New Windsor/, beginning at 8 o'clock P.M.

FRED WYGANT  
Chairman

#71-10

APPLICATION is hereby made for the following:

Agenda: \_\_\_\_\_ Service: \_\_\_\_\_

1. Name Charles E. Rumsey Jr. & Frances

Address P. O. Box 1087 179 Walsh Ave., Newburgh, N. Y.

Telephone Number 562-1011

Are you the owner of the property? Yes

2. Briefly describe (or attach) intention and location of  
property: Corner of Cedar Ave. & Walsh Road

3. ☒ PLANNING BOARD

☒ Site Plan Preliminary Meeting

☐ Subdivision Preliminary Meeting

☐ Informational Meeting

AGENDA DATE 21 June 71

4. ☒ ZONING BOARD OF APPEALS

☐ Interpretation of Ordinance or Map

☒ Variance (Notify P/B - Plans if necessary)

☐ Informational Meeting

AGENDA DATE 21 June 71

5. ☐ BUILDING PERMIT

☒ Planning Board action needed

☐ Z.B.A. action needed

☐ Site Plan needed

☐ Subdivision approval needed

☐ Water, Sewer and Highway action needed

ACTION TAKEN:

X 1. Name Charles E. Rumsey Jr. & Frances  
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✓ ~~Site Plan Preliminary Meeting~~  
Subdivision Preliminary Meeting  
Informational Meeting  
AGENDA DATE 21 June 71

4. ✓ ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map  
✓ Variance (Notify P/B - Plans if necessary)  
Informational Meeting  
AGENDA DATE 21 June 71

5. BUILDING PERMIT

✓ Planning Board action needed  
Z.B.A. action needed  
Site Plan needed  
Subdivision approval needed  
Water, Sewer and Highway action needed

ACTION TAKEN:

✓ I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed: \_\_\_\_\_  
(APPLICANT)

Adopted 12/20/65

APPLICATION FOR VARIANCE

Application # 71-10

Date: June 21, 1971

TO THE ZONING BOARD OF APPEALS OF THE TOWN OF NEW WINDSOR, NEW YORK

I (WE) Mr. & Mrs. Charles Rumsey of 1790 Walsh Ave.

(Street & number)

New Windsor

New York

HEREBY MAKE

9 (State)

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business



4. Relief, if approved will not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance because: all other land on Cedar Ave. is presently being used and it has its highest value of mercantile land.
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- G. If the property in question is located within a radius of 500 ft. of an adjoining municipality, the Board should be notified. Also, have your attorney check Sec. 239 M of the General Municipal Law to see if it applies. If so, notify the Orange County Planning Board.

Dated: July 6, 1971

Charles E. Ramsey  
Signature of Applicant

STATE OF NEW YORK) SS  
COUNTY OF ORANGE )  
Sworn to on this 6<sup>th</sup> day of June, 19 71.

174 Walsh Rd  
Address

Jerald Fiedelholz  
(Notary Public) Notary Public, State of New York  
Residing in Orange County  
Commission Expires Mar. 30 1972

Application No. \_\_\_\_\_  
Date of Hearing \_\_\_\_\_  
Date of Decision \_\_\_\_\_

DO NOT WRITE IN THIS SPACE

Date Rec'd. \_\_\_\_\_  
Notice Published \_\_\_\_\_

DECISION: